



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
March 11, 2009

Ms. Judi Birkitt **MSC#62**
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
Leesburg, Virginia 20177-7000

Re: ZMAP 2008-0021 Kincora Village Center
Loudoun County



Dear Ms. Birkitt:

I have reviewed the above plan as requested in your submittal dated February 13, 2009, and received on February 18, 2009. The following comments are offered:

1. The historic structure at Broad Run will preclude the alignment for Pacific Boulevard shown in this proposal. An alignment west of the Toll House and Bridge Ruins should be provided. Attached is information on Structure 53-110 from the Loudoun Dulles North Plan. The Pacific Boulevard connection to Russell Branch Parkway will have to go to the west of the pond across Broad Run to properly align the two roads.
2. In locations where there are entrances on both sides of Pacific Boulevard, they should be aligned to permit future signals where warranted.
3. The entrance spacing shown on the proposal does not meet the requirements which will be in place at the time the site plans are submitted. Crossovers should be appropriately spaced to meet VDOT requirements and to provide adequate length for the queued vehicles entering each entrance.
4. The turn lane lengths shown on the sketch appear inadequate. Proper turn lane lengths will be required on the site and construction plans.
5. The four lane divided section of Pacific Boulevard south of Gloucester Parkway should be carried further to provide a proper median for the future left turn to the southeastern portion of the site.
6. The issue of noise from the proposed ball park should be addressed to avoid complaints in the future if residential uses are permitted on the site.

7. One item in Item 1 of the Factors for Consideration is a bit overstated. While people generally want to live close to their work, they generally do not live next door to their workplace for a number of reasons. Some of these are frequent job changes, relocation of workplaces from one leased place to another and a desire for living quarters other than the type provided in a mixed use type of development. I have seen no concrete data provided to back up the assumption a significant number of people employed in a development of this type will ever live in the same development where they work. There is residential property to the north, east and west of the site which offers more types of products than this type of development can offer. It is highly likely anyone working at this site who wants to live close to work will probably live nearby, but not in the development due to a lack of residential offerings.
8. How will the residential component be addressed in the Rt. 28 Tax District? This District was established as a business tax district with little or no residential property in the District.
9. The affordable housing will most likely be occupied by public sector workers and lower income labor workers, not workers in the proposed office component. The only potential service type workers living on site could possibly work in small shops within the development, but this number is likely to be limited since this type of work is generally of a shorter term with high turnover rates.
10. Affordable housing requirements do not seem to result in the use of available housing in the market. In fact, Fairfax County has one proposal to reduce the amount of affordable housing due to a lack of market interest.
11. A map or plan showing the phasing of the transportation improvements listing each phase and proposed improvements should be provided.
12. The wording in Proffer III.G. should be written more clearly in item (ii) regarding what is entailed in construction costs.
13. In Proffer V.B., the proposal regarding a landscaped median should not permit intersection sight lines to be obstructed on private or public streets. This creates serious liability issues for the County if they permit this on the private streets.
14. The design exceptions mentioned on page 2 of Exhibit B could create serious liability issues for the County as stated in the previous comment.
15. Any comments regarding the Chapter 527 TIA study review will be provided separately.

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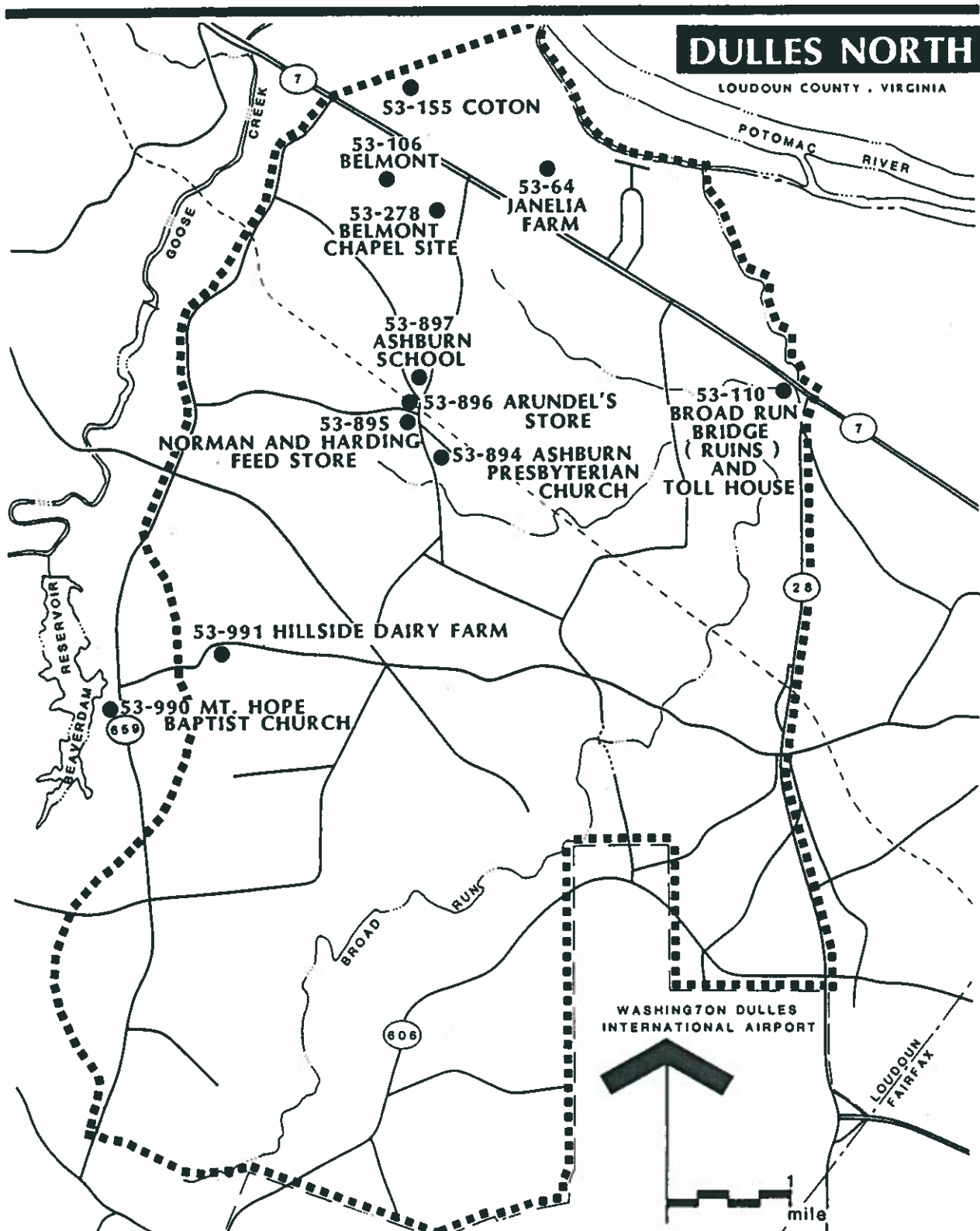
If you have any questions, please call me at (703)383-2424.

Sincerely,



Kevin Nelson
Transportation Engineer

cc: Mr. Imad Salous
zmap2008-021zm1KincoraVillCtr3-11-09JB



HISTORIC RESOURCES

FIGURE 9

- HISTORIC SITE SURVEYED BY VIRGINIA HISTORIC LANDMARKS COMMISSION
- PLANNING AREA BOUNDARY

OCTOBER 21, 1985

TABLE 6

SITES AND STRUCTURES SURVEYED BY
VIRGINIA DIVISION OF HISTORIC LANDMARKS

VHLC #

- | | |
|--------|---|
| 53-84 | Janelia Farm - (Part of the Lee family's Coton Farm). House built in 1936; 66 acre easement along river front donated to Northern Virginia Regional Park Authority. |
| 53-106 | Belmont - Built by Ludwell Lee 1799-1803. State and National Registers. |
| 53-110 | Broad Run Bridge (ruins) and Toll House - Built by Leesburg Turnpike Co. 1820. State and National Registers. (<u>See Eastern Loudoun Area Management Plan.</u>) |
| 53-155 | Coton - Home of Ludwell Lee's cousin, Thomas Ludwell Lee. Some original buildings survive. Now property of Xerox Corporation. |
| 53-276 | Washington and Old Dominion Railroad (W&OD) - Originally Alexandria, Loudoun and Hampshire Railroad begun in 1855 and built as far west as Leesburg by 1860. |
| 53-278 | Site of Belmont Chapel - Built 1840, destroyed by fire 1967. |
| 53-894 | Ashburn Presbyterian Church - Built 1876, fine example of board and batten Carpenter gothic. |
| 53-895 | Norman and Harding Feed Store - Built about 1880; typical commercial building; now used by Weller tile. |
| 53-896 | Arundel's Store - Ruins of combined house and store in Ashburn; 1870's. Now destroyed. |
| 53-897 | Ashburn School - One room school house, built 1892; poor condition; used as warehouse. |
| 53-990 | Mt. Hope Baptist Church - 1893. One of the largest frame churches in the County; very good Carpenter Gothic; recently very carefully restored. |
| 53-991 | Hillside Dairy Farm - mid 19th century; stone farmhouse unusual in eastern Loudoun. |
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